



**RE/MAX**  
Elite



**93 Norbury Avenue, Walsall, WS3 4NE**

**£274,000**

**STUNNING FULLY RENOVATED & EXTENDED THREE BEDROOM SEMI-DETACHED HOME IN PELSALL**

Located in a popular residential area of Pelsall, this beautifully refurbished three-bedroom semi-detached home has undergone a complete transformation including new windows and doors, new render, full rewire, new heating system, modern kitchen with island, two contemporary bathrooms, new flooring and carpets throughout, and a landscaped rear garden.

Offering 66m<sup>2</sup> of internal accommodation, this extended home is ideal for families, first-time buyers, or anyone seeking modern open-plan living with zero work required.

#### Entrance Foyer 3'1" x 9'3" (0.94m x 2.82m)

Bright and welcoming entrance with new flooring and access to ground floor accommodation.

#### Living Room 15'3" x 11'0" (4.65m x 3.37m)

Spacious front reception room with modern décor and open access through to the extended kitchen/dining space, creating excellent flow for family living.

#### Additional Room (Study / Playroom) 6'2" x 7'11" (1.90m x 2.42m)

Ideal as a home office, playroom or snug space.

#### Kitchen 12'11" x 6'9" (3.95m x 2.08m)

Stunning newly fitted modern kitchen featuring sleek cabinetry, integrated oven and hob, black work surfaces, breakfast island and spotlights. Open-plan design leading directly into the extended dining/living area with rear doors to the garden — perfect for entertaining.

#### Ground Floor Bathroom 5'2" x 5'8" (1.59m x 1.75m)

Beautifully finished contemporary bathroom suite with bath, vanity unit, WC and stylish tiling.

### FIRST FLOOR

#### Hallway 13'7" x 4'7" (4.16m x 1.40m)

New carpets and access to all bedrooms and shower room.

#### Primary Bedroom 8'0" x 8'8" (2.44m x 2.66m)

Comfortable double bedroom overlooking the rear aspect.

#### Bedroom Two 8'8" x 10'5" (2.66m x 3.19m)

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#### Bedroom Three 6'2" x 8'0" (1.89m x 2.46m)

Ideal nursery, child's bedroom or home office.

#### Shower Room 4'4" x 8'9" (1.33m x 2.67m)

Brand new modern shower room with walk-in shower, vanity unit, WC and contemporary tiling.

### OUTSIDE

#### Front

Large gravel driveway providing extensive off-road parking.

#### Rear

Landscaped garden with new patio area, decorative stone, fresh fencing and lawn area — low maintenance and perfect for outdoor dining.

# Floor Plan



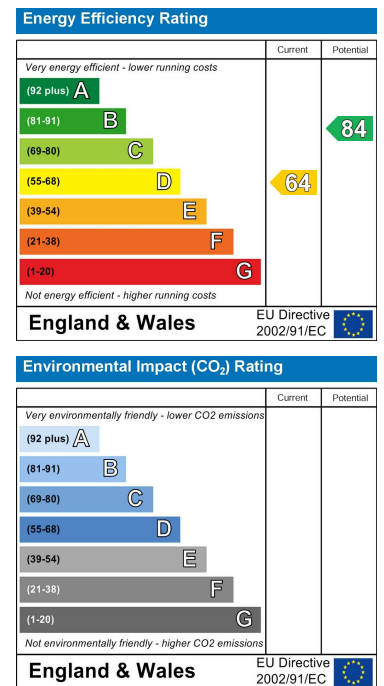
**TOTAL: 66 m2**  
 1st floor: 37 m2, 2nd floor: 29 m2  
 EXCLUDED AREAS: WALLS: 7 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

# Area Map



# Energy Efficiency Graph



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